

# CHAPTER 11: SPECIAL AREA PLANS

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## Overview

Chesterfield County has a strong commitment to community and area planning. Planning efforts driven by a great deal of community stakeholder input and support have resulted in the adoption of various special area plans. These plans address the unique characteristics and history of these communities. Amendments to these area plans will require extensive planning efforts and community involvement which are outside the scope of this Plan. The Implementation chapter provides information on the process of establishing priorities for amendments to Special Area Plans or development of new Special Area Plans. Future special area plans will become amendments to this Plan.

### **SPECIAL AREA PLANS TO REMAIN IN EFFECT**

The following Special Area Plans are incorporated by reference into this plan and remain in effect until such time as they may be amended by the Board of Supervisors. Until these Special Area Plans are amended, each will continue to be used in guiding growth and development decisions within their respective geographies.

These areas are shown on the Land Use Plan Map and further identified in the adopted plans.

- The Jahnke/Chippenham Development Area Plan (adopted 1983)
- The Bon Air Community Plan (adopted 1986)
- The (Northern) Jefferson Davis Corridor Plan (adopted 1993)
- (Eastern) Route 360 Corridor Plan (adopted 1995)
- The Eastern Midlothian Plan (adopted 1998)
- Midlothian Area Community Plan (adopted 2000)
- The Chester Plan (adopted 2005)
- Northern Courthouse Road Community Plan (adopted 2008).

### **FUTURE SPECIAL AREA PLANNING EFFORTS**

Following adoption of the Comprehensive Plan, planning efforts to amend the above plans as well as develop other special area plans as may be identified will be undertaken in conjunction with extensive public involvement. These efforts will also include the Ettrick/Virginia State University (VSU) Study Area, as identified in The Land Use Plan chapter.

## General Special Area Plan Guidelines

The following Special Area Guidelines should be used:

- In the Implementation chapter, establish a procedure for prioritizing the sequence of review of Special Area Plans along with the Ettrick/Virginia State University (VSU) Study Area and other specifically identified implementation measures.
- Consider development of other Special Area Plans for communities having unique characteristics or challenges.
- Where appropriate, consider combining special area planning efforts with revitalization and economic efforts, as identified in the Revitalization and Economic Development chapters.